

169.0

0008

0002.C

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
747,800 / 747,800

USE VALUE:

747,800 / 747,800

ASSESSED:

747,800 / 747,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
32		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LIN HUAMAO	
Owner 2: KANG JING	
Owner 3:	

Street 1: 17 MIDDLE ST

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02421 Type:

PREVIOUS OWNER

Owner 1: NARSASIAN CARL K & VALERIE -

Owner 2: -

Street 1: 32 VALENTINE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 5,573 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Brick Veneer Exterior and 1568 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5573		Sq. Ft.	Site		0	70.	1.05	7									411,032						411,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		5573.000	336,800		411,000	747,800				
Total Card		0.128	336,800		411,000	747,800	Entered Lot Size			
Total Parcel		0.128	336,800		411,000	747,800	Total Land:			
Source: Market Adj Cost			Total Value per SQ unit /Card:	476.91	/Parcel:	476.9	Land Unit Type:			

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	336,700	0	5,573.	411,000	747,700	747,700
2019	101	FV	245,900	0	5,573.	411,000	656,900	656,900
2018	101	FV	245,900	0	5,573.	346,400	592,300	592,300
2017	101	FV	245,900	0	5,573.	317,100	563,000	563,000
2016	101	FV	245,900	0	5,573.	270,100	516,000	516,000
2015	101	FV	236,100	0	5,573.	234,900	471,000	471,000
2014	101	FV	236,100	0	5,573.	217,300	453,400	453,400
2013	101	FV	236,100	0	5,573.	206,700	442,800	442,800

SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NARSASIAN CARL	43727-158		9/16/2004		479,000	No	No		
	13055-201		9/10/1976		44,000	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/10/1997	684	Manual	5,000					REBUILD FRONT STAI
7/7/1997	390		3,500					14X12 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
10/18/2008	Meas/Inspect	201	PATRIOT
9/22/2005	MLS	BR	B Rossignol
1/11/2005	MLS	MM	Mary M
2/12/2000	Inspected	263	PATRIOT
12/14/1999	Measured	243	PATRIOT
7/21/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 05 - Garrison	1	Rating: Average		Full Bath: 1	A Bath:	Rating:		OF=SHOWER STALL IN FULL BATH. PDAS. LOW CEILING IN BMT.				14	6				
Sty Ht: 2 - 2 Story				3/4 Bath:		Rating:						12	6	WDK			
(Liv) Units: 1	Total: 1			A 3QBth:		Rating:						14	6	EFP	1		
Foundation: 3 - BrickorStone				1/2 Bath: 1		Rating: Average						14	12		32		
Frame: 1 - Wood				A HBth:		Rating:						5					
Prime Wall: 8 - Brick Veneer				OthrFix: 1		Rating: Average											
Sec Wall: 1 - Wood Shingl	10 %			OTHER FEATURES													
Roof Struct: 1 - Gable				Kits: 1		Rating: Average		1st Res Grid Desc: Line 1 # Units: 1									
Roof Cover: 1 - Asphalt Shgl				A Kits:		Rating:		Level FY LR DR D K FR RR BR FB HB L O									
Color: BRICK				Fpl: 1		Rating: Good		Other									
View / Desir:				WSFlue:		Rating:		Upper									
GENERAL INFORMATION				CONDOS INFORMATION				Lvl 2									
Grade: C - Average				Location:				Lvl 1									
Year Blt: 1935	Eff Yr Blt:			Total Units:				Lower									
Alt LUC:		Alt %:		Floor:				Totals				RMs: 6	BRs: 3	Baths: 1	HB: 1		
Jurisdct:		Fact: .		% Own:													
Const Mod:				Name:													
Lump Sum Adj:				DEPRECIATION													
INTERIOR INFORMATION				Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL						
Avg Ht/FL: STD				Functional:		%	Interior:	1	6	3							
Prim Int Wall: 2 - Plaster				Economic:		%	Additions:										
Sec Int Wall:		%		Special:		%	Kitchen:										
Partition: T - Typical				Override:		%	Baths:										
Prim Floors: 3 - Hardwood				Total:	18.6	%	Plumbing:										
Sec Floors:		%		CALC SUMMARY				Electric:									
Bsmnt Flr: 14 - Asphalt Tile				Basic \$ / SQ: 135.00			Heating:										
Subfloor:				Size Adj.: 1.31964278			General:										
Bsmnt Gar: 1				Const Adj.: 1.01662827													
Electric: 3 - Typical				Adj \$ / SQ: 181.114													
Insulation: 2 - Typical				Other Features: 81250													
Int vs Ext: S				Grade Factor: 1.00													
Heat Fuel: 2 - Gas				NBHD Inf: 1.00000000													
Heat Type: 5 - Steam				NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00													
% Heated: 100		% AC:		Adj Total: 413768													
Solar HW: NO		Central Vac: NO		Depreciation: 76961													
% Com Wall		% Sprinkled:		Depreciated Total: 336807													
MOBILE HOME				WtAv\$/SQ:	AvRate:	Ind.Val											
Make:		Model:															
SPEC FEATURES/YARD ITEMS				Serial #:			Year:										
PARCEL ID 169.0-0008-0002.C																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N Total Yard Items: Total Special Features: Total:																	